

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 216-033
Date Received: 5/31/16
Application Accepted By: SP & JB Fee: \$48.00
Comments: Assigned to Shamon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1648 North Wilson Road, Columbus, OH Zip 43204

Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 425295581; 570-219204

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R Requested Zoning District(s) L-AR-1

Area Commission Area Commission or Civic Association: None

Proposed Use or reason for rezoning request: Multi-family apartment

Proposed Height District: 35' Acreage 5.617+/-
(continue on separate page if necessary)
[Columbus City Code Section 3309.14]

APPLICANT:

Name Metro Development LLC

Address 470 Olde Worthington Road, Suite 101 City/State Westerville, OH Zip 43082

Phone # 614-540-2400 Fax # Email c/o drcook@vorys.com

PROPERTY OWNER(S):

Name Richard McFarland, Trustee

Address 1648 North Wilson Road City/State Columbus, OH Zip 43204

Phone # c/o 614-464-6349 Fax # Email c/o drcook@vorys.com

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Deanna R. Cook, Esq.

Address 52 East Gay Street City/State Columbus, OH Zip 43215

Phone # 614-464-6349 Fax # 614-719-5135 Email drcook@vorys.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE By Deanna R. Cook

PROPERTY OWNER SIGNATURE By Deanna R. Cook

ATTORNEY / AGENT SIGNATURE By Deanna R. Cook

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer

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AFFIDAVIT

(See instruction sheet)

APPLICATION #

216-033

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Deanna R. Cook, Esq.

of (1) MAILING ADDRESS 52 East Gay Street, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 1648 North Wilson Road, Columbus, OH 43204

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 5/31/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Richard McFarland, Trustee

1648 North Wilson Road, Columbus, OH 43204

☐ Check here if listing additional
property owners on a separate page.

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Metro Development LLC

Attn: Joseph Thomas, Jr.

614-540-2400

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) None

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) Deanna R. Cook

Subscribed to me in my presence and before me this

31st

day of

May

, in the year

2016

SIGNATURE OF NOTARY PUBLIC

(8) Michelle L. Parmenter

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017

Antonio G. Caradonna
1641 Middlecoff Ct.
Columbus, OH 43228

Louise Cheung and Mee Cheung
3850 Trestle Ct.
Columbus, OH 43204

City of Columbus
c/o Real Estate Management
90 W. Broad St., Room 425
Columbus, OH 43215

Mary C. Clark, Trustee
2624 Sonnington Dr.
Dublin, OH 43017

John L. Dennis
1617 Middlecoff Ct.
Columbus, OH 43228

Richard E. Dulin, Jr. and
Mary M. Dulin
1567 Vanelm St.
Columbus, OH 43228

Barbara J. Emerick
1605 Middlecoff Ct.
Columbus, OH 43228

Del-Ray Feagin
1593 Middlecoff Ct.
Columbus, OH 43228

Matthew S. Holewinski and
Melissa B. Holewinski
1585 Middlecoff Ct.
Columbus, OH 43228

Robert J. Lybbert and
Elizabeth Lybbert
3847 Trestle Ct.
Columbus, OH 43204

Cathy J. McDaniel and
John G. McDaniel
1645 Wilson Rd.
Columbus, OH 43204

Richard L. McFarland and
Malcom G. McFarland
1484 Poplar Dr.
Columbus, OH 43204

Richard L. McFarland, Trustee
1648 N. Wilson Rd.
Columbus, OH 43204

Harbir K. Rekhi
3853 Trestle Ct.
Columbus, OH 43204

Milliard H. Skaggs, Wilma D.
Skaggs and Charles G. Skaggs
1555 Vanelm St.
Columbus, OH 43228

Michael R. Snow
1656 Middlecoff Ct.
Columbus, OH 43228

Chris M. Utter
1621 N. Wilson Rd.
Columbus, OH 43204

Robert J. Wallace
1655 Middlecoff Ct.
Columbus, OH 43228

James Wamsley
1647 Middlecoff Ct.
Columbus, OH 43228

Boehringer Ingelheim Roxane Inc.
BIRI Tax Dept
c/o BIPI Tax Department
P. O. Box 368
Ridgefield, CT 06877

Denver Short
1585 N. Wilson Rd.
Columbus, OH 43204

Deanna R. Cook, Esq.
Vorys, Sater, Seymour
and Pease LLP
52 E. Gay Street
Columbus, OH 43215

Metro Development LLC
470 Olde Worthington Road
Westerville, OH 43082

Colleen Thompson
1629 Middlecoff Court
Columbus, OH 43228

Mary C. Clark, Trustee
7860 Cook Road
Plain City, OH 43064-9302

SOI Properties 11 LLC
4673 Cranleigh CT
Dublin, OH 43016-9402

Colleen A. Thompson, Trustee
13797 Sudbury Drive
Pickerington, OH 43147-8717

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 216-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deanna R. Cook, Esq.

of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Metro Development LLC 470 Olde Worthington Road, Suite 101 Westerville, OH 43082 Zero employees Joe Thomas 614-540-2400	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Deanna R. Cook

Subscribed to me in my presence and before me this 31st day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires:

This Project Disclosure Statement expires 36 months after date of notarization.

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 425295581

Zoning Number: 1648

Street Name: N WILSON RD

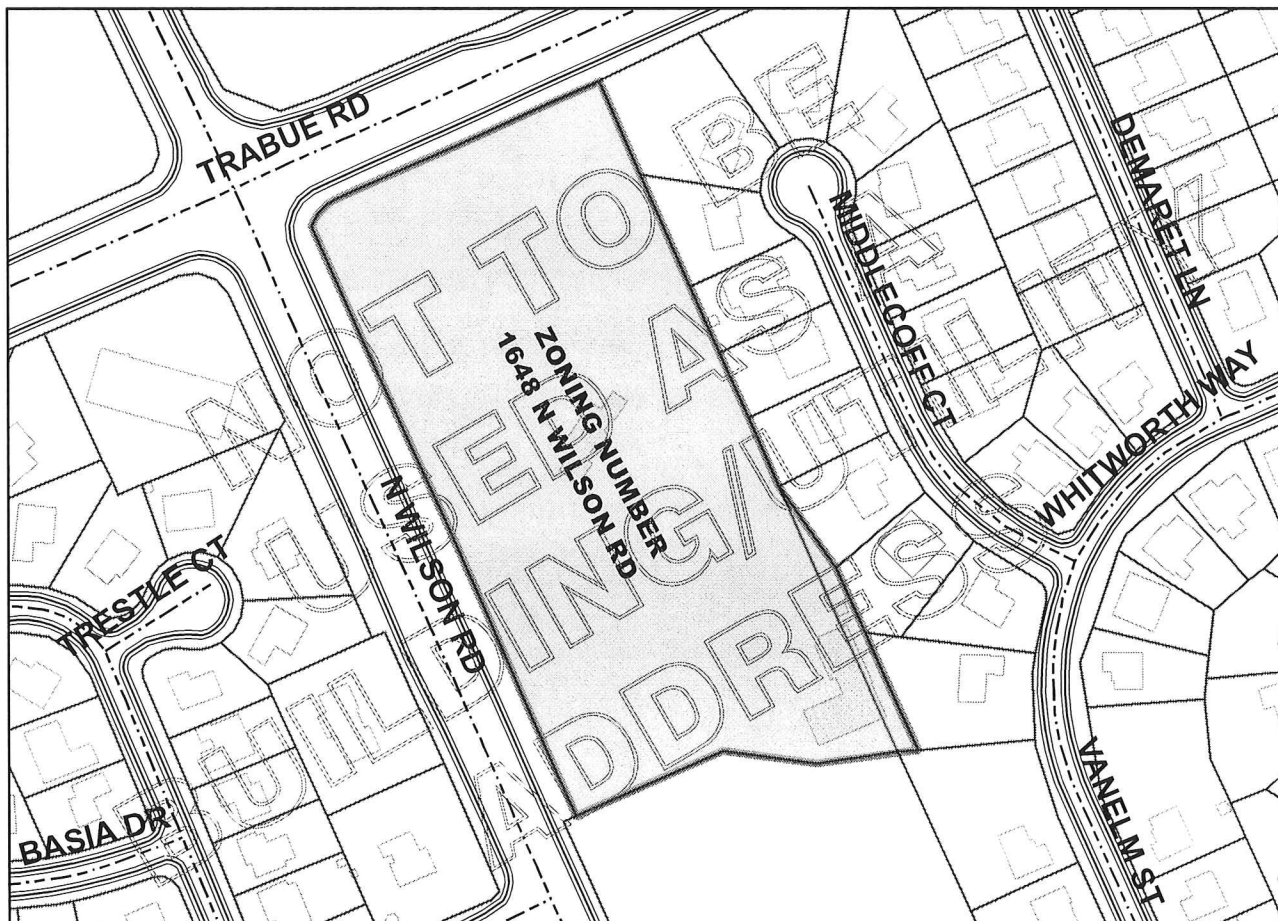
Lot Number: N/A

Subdivision: N/A

Requested By: VORYS, SATER, SEYMOUR & PEASE LLP (NICKI WILLIS)

Issued By: *Edyana Amarian*

Date: 3/16/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 32131

Boundary Survey ~ 5.617 Acre

East of Wilson Road

South of Trabue Road

-1-

Situated in the State of Ohio, County of Franklin, Township of Franklin and the City of Columbus, Virginia Military Survey No. 875, being part of an Original 10 acre tract of land (Parcel I) conveyed to Richard L. McFarland, or Successor, Trustee of The Mildred Mae McFarland Rice Trust dated May 17, 2010 of record in Instrument Number 201005210063116 and all of (Parcel II) conveyed to Richard L. McFarland, or Successor, Trustee of The Mildred Mae McFarland Rice Trust dated May 17, 2010 of record in Instrument Number 201301250013118, said (Parcel II) being Reserve "B" as delineated on "Scioto Woods Section 3" of record in Plat Book 73, Page 103, and more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument "6654 Reset", being the centerline intersection of Trabue Road and Wilson Road, being the northwesterly corner of a 1.176 acre tract (Parcel 31WD) conveyed to Franklin County Commissioners of record in Instrument Number 201209130136271;

Thence **N 66° 21' 07" E**, along the centerline of said Trabue Road, being the northerly line of said 1.176 acre tract, **95.92 feet**;

Thence **S 23° 38' 53" E**, across the right-of-way of said Trabue Road and being across said 1.176 acre tract, **50.00 feet** to a 3/4-inch iron pin found, capped J&J, being a northwesterly corner of said (Parcel I), being in the southerly line of said 1.176 acre tract and being in the southerly right-of-way line, the **True Point of Beginning**;

Thence **N 66° 21' 07" E**, along the northerly line of said (Parcel I), being the southerly line of said 1.176 acre tract and being the southerly right-of-way line of said Trabue Road, **301.86 feet** to a 3/4-inch iron pin found, capped Franklin County at the northeasterly corner of said (Parcel I), being the southeasterly corner of said 1.176 acre tract and being in the westerly line of Lot 197 as delineated on said "Scioto Woods Section 3";

Thence **S 24° 10' 24" E**, along the easterly line of said (Parcel I) and being the westerly line of said Lot 197 and the westerly lines Lot 196, Lot 195, Lot 194 and Lot 193 of said "Scioto Woods Section 3", **456.48 feet** to a 3/4-inch iron pin found, capped B.D.&M., at the southwest corner of said Lot 193, being the northwesterly corner of Lot 192 of said "Scioto Woods Section 3", being the northerly corner of said (Parcel II) and the northerly corner of said Reserve "B";

Thence along easterly and southerly lines of said (Parcel II), being the easterly and southerly lines of said Reserve "B", being the westerly line said Lot 192, the westerly lines of Lot 191 and Lot 189 as delineated on said "Scioto Woods Section 3" and the northerly line of Lot 188 as delineated on said "Scioto Woods Section 3", the following three (3) courses;

S 35° 56' 14" E, 98.10 feet to a 3/4-inch iron pin found, capped B.D.&M. at the southwesterly corner of said Lot 192 and being the northwesterly corner of said Lot 191;

S 24° 10' 24" E, 211.47 feet to a point witnessing a 3/4-inch iron pin found at 0.09 feet east and 0.19 north, being at the southwesterly corner of said Lot 189, being in the northerly line of said Lot 188 and passing a 3/4-inch iron pin found at the southwesterly corner of said Lot 191 and the northwesterly corner of said Lot 189;

S 82° 03' 25" W, 20.83 feet to an iron pin set at the southwesterly corner of said (Parcel II), being the southwesterly corner of said Reserve "B", being the northwesterly corner of said Lot 188 and being in the easterly line of said (Parcel I);

Thence **S 24° 10' 24" E**, along the easterly line of said (Parcel I) and being along a portion of the westerly line of said Lot 188, **4.01 feet** to a point witnessing a 3/4-inch iron pin found at 0.09 feet south and 0.76 feet west, at the southeasterly corner of said (Parcel I), being in the westerly line of said Lot 188 and

**Boundary Survey ~ 5.617 Acre
East of Wilson Road
South of Trabue Road**

-2-

being the northeasterly corner of a tract of land conveyed to Mary C. Clark, Trustee of record in Instrument Number 201101260013418;

Thence along the southerly lines of said (Parcel I) and being along the northerly lines of said Clark tract the following three (3) courses;

S 81° 27' 22" W, 84.62 feet to a 3/4-inch iron pin found at an angle point thereof;

N 83° 45' 10" W, 99.95 feet to a 3/4-inch iron pin found at an angle point thereof;

S 67° 23' 41" W, 169.71 feet to an iron pin set at the southwesterly corner of said (Parcel I), being the southeasterly corner of a 0.228 acre tract conveyed to the City of Columbus, Ohio of record in Instrument Number 201311220194498 and being in the easterly right-of-way line of said Wilson Road;

Thence **N 24° 10' 18" W**, along the westerly line of said (Parcel I), being along the easterly line of said 0.228 acre tract and being along the easterly right-of-way line of said Wilson Road, **672.61 feet** to an iron pin set at a point of curvature at a northwesterly corner of said (Parcel I), being the northerly corner of said 0.228 acre tract and being in the southerly line of said 1.176 acre tract;

Thence along the northerly line of said (Parcel I), the southerly line of said 1.176 acre tract and being the southerly right-of-way line of said Trabue Road with a curve to the right, having a central angle of **44° 57' 02"** and a radius of **50.00 feet**, an arc length of **39.23 feet**, a chord bearing and chord distance of **N 43° 52' 36" E, 38.23 feet** to the **True Point of Beginning, Containing 5.617 acre**. Of which 5.499 acres is from APN: 425-294646 and 0.118 acre is from APN: 570-219204.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on April 7, 2016.

This description is based on existing records from the Franklin County Recorder's Office and from an actual field survey in April 2016.

Iron pins set are 3/4" diameter iron pipe, 30" long and capped Advanced 7661.

Bearings are based on the Ohio State Plane Coordinate System NAD83, NSRS2007. A bearing of N66°21'07"E was held for the centerline of Trabue Road between FCGS 6654 Reset and FCGS 7744.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio, unless noted otherwise.

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661

Date:

Z:\13-0043-11\survey\0092-128 5.617 ac bound desc.doc

Limitation Overlay Text

Proposed District: L-AR-1
Property Address: 1648 N. Wilson Road
Owners: Richard McFarland, Trustee
Applicant: Metro Development LLC
Date of Text: May 31, 2016
Application No: Z16- 033

1. Introduction: The subject site is 5.617+/- acres located at the southeast corner of Wilson Road and Trabue Road. To the northeast is the Wilson Road Golf Course; to the northwest is industrial land zoned M-2; to the west (across Wilson Road) is a strip mall, including a convenience store, zoned L-C-3 and single family residential development zoned SR; to the south is existing industrial land zoned LM-2; and to the east is a single family subdivision zoned LSR. The applicant is seeking to rezone the site to L-AR-1 to allow for the construction of a multi-family apartment project.

2. Permitted Uses: Multi-family uses as shown on the "Concept Plan" attached hereto as Exhibit A.

3. Development Standards:

A. Density, Lot, and/or Setback Commitments.

1. The maximum number of dwelling units shall be 108.
2. The building set backs shall be: 35 feet on the north (along Trabue Road); approximately 60 feet on the south; 25 on the east; and 30 feet on the west (along Wilson Road). A council variance application (CV16- _____) has been filed along with the rezoning application to reduce the building setbacks on Wilson Road and Trabue Road.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. All curb cuts and access points shall be subject to the review and approval of the Public Service Department for the City of Columbus.
2. There shall be an internal pedestrian pathway network constructed. This pathway network shall connect to a sidewalk to be constructed along Wilson Road and Trabue Road.
3. Required bicycle parking shall be distributed throughout the site to provide convenient access to each proposed building and shall be as close as possible to each primary building entrance that faces surface parking areas.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. To provide privacy to the single family parcels located east of the subject site, there shall be a six-foot high privacy fence constructed in the general location shown on the Concept Plan.
2. Existing healthy and viable trees of a caliper of 6 inches or greater, in the general location of the preservation areas shown on the Concept Plan attached hereto as Exhibit A, shall be preserved, except where necessary for site grading, utility crossings and construction of improvements on site. Any such disturbance or removal of such existing trees shall be as minimal as possible.

D. Building Design and/or Interior-Exterior Commitments.

1. To provide privacy to the single family parcels east of the subject site, there shall not be any windows on the east façade of Building 1 and Building 2.
2. Maximum height of light poles shall be fourteen feet.
3. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.
4. Lights shall be of the same or similar type and color.
5. Buildings will be constructed with an exterior mixture of (i) brick and/or stone veneer, and (ii) cementitious wood and/or vinyl siding.

E. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with Article 15, Chapter 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous

1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.
2. The site shall be developed in general conformance with the submitted Concept Plan. The Concept Plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any minor adjustment to the Concept Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

***The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.



Deanna R. Cook, Esq.
Vorys, Sater, Seymour and Pease, LLP
52 East Gay Street
Columbus, Ohio 43215



LEGEND

 - PRESERVATION AREA

Z16-033

SITE DATA

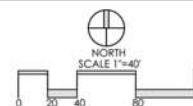
TOTAL ACRES	+/- 5.617 ACRES
TOTAL UNITS	108 UNITS
2 BEDROOM	84 UNITS
1 BEDROOM	24 UNITS
DENSITY	+/- 19.23 D.U./AC.
GARAGE PARKING	19 SPACES
SURFACE PARKING	175 SPACES
TOTAL PARKING	194 TOTAL (1.79 SPACES/UNIT)

CONCEPT PLAN

WILSON/TRABUE ROAD

PREPARED FOR METRO DEVELOPMENT

DATE: 6/3/2016

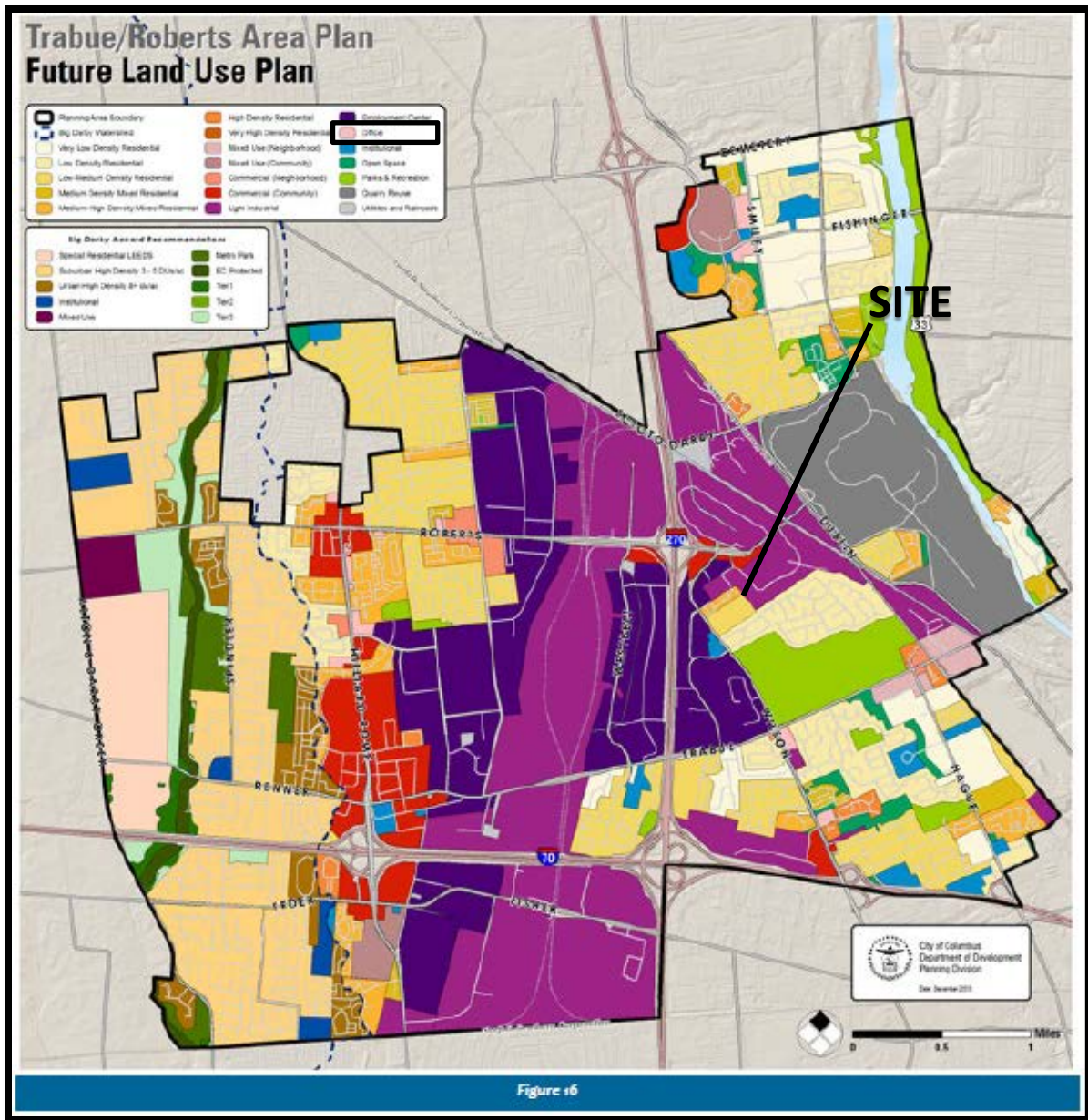


Faris Planning & Design

LAND PLANNING 9 LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1944 www.farisplanninganddesign.com



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1648 North Wilson Road
Approximately 5.62 acres
R & L-SR to L-AR-1



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